



Pennington Drive, Farington Moss, Leyland

£230,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three storey semi-detached home, neutrally decorated throughout and ideal for families and couples seeking modern, versatile living in the sought-after area of Farington Moss, Leyland. The property offers well-proportioned accommodation across three floors, providing flexible living space suited to contemporary lifestyles. Ideally located close to Leyland town centre, the home benefits from a range of local shops, bars, restaurants, pubs and well-regarded schools. Excellent travel links include rail services from Leyland with routes to Preston, Manchester and Liverpool, alongside superb bus connections to Chorley and surrounding areas. The M6, M61 and M65 motorways are also easily accessible, making this an ideal location for commuters.

Upon entering the property, you are welcomed by the entrance hall which leads to a spacious lounge positioned to the front, offering a bright and comfortable setting for relaxation. To the rear, the impressive full-width kitchen/dining room features a modern fitted kitchen complete with integrated fridge/freezer, dishwasher and washing machine, alongside ample space for family dining. French doors open onto the garden, allowing natural light to fill the space and creating an ideal environment for entertaining.

To the first floor, you will find a well-proportioned double bedroom with useful storage, a third bedroom currently suited as a single room or home office, and a contemporary three-piece family bathroom finished to a modern standard. The second floor is dedicated to the spacious master bedroom suite, benefiting from a private ensuite shower room and offering a peaceful retreat.

Externally, the property features a driveway providing off-road parking for two vehicles and electric vehicle charging points. The rear garden is thoughtfully landscaped, boasting a paved patio, generous lawn and an all-weather pergola with adjustable louvers, pull-down side panels and weatherproof curtains, creating a superb outdoor space for year-round enjoyment, making this an exceptional home.













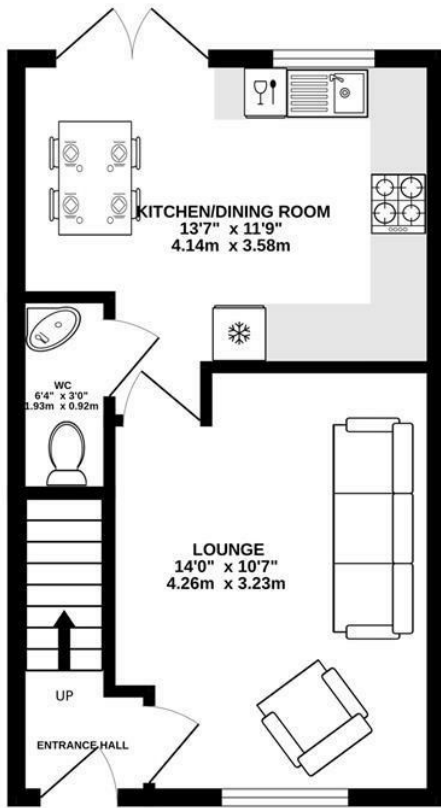




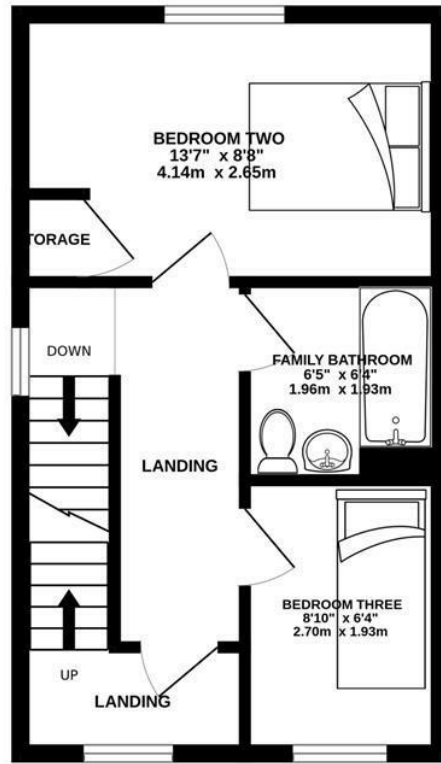




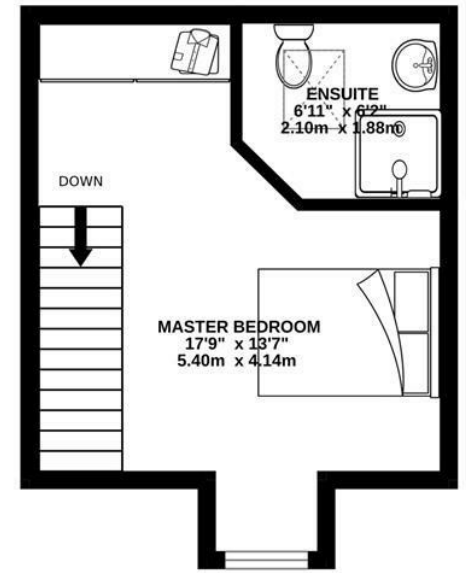
GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

